

A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 3120
Congressional Parkway, Fort Wayne, Indiana
46808-2933. (MSGC Realty, Inc.)

WHEREAS, Common Council has previously designated and
declared by Declaratory Resolution the following described
property as an "Economic Revitalization Area" under Section
153.02 of the Municipal Code of the City of Fort Wayne, Indiana,
of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 4 permanent jobs
additional permanent jobs for a total additional annual payroll
of \$58,500, with the average new annual job salary being \$14,600;
and

WHEREAS, the total estimated project cost is \$372,400; and

WHEREAS, recommendations have been received from the
Committee on Finance and the Department of Economic Development
concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 6-1.1-12.1-
2.5 and I.C. 5-3-1 and a public hearing has been conducted on
said Resolution; and

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,

1 The Fort Wayne Redevelopment Commission has adopted a Resolution
2 approving the designation.

3 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
4 CITY OF FORT WAYNE, INDIANA:

5 SECTION 1. That, the Resolution previously designating the
6 above described property as an "Economic Revitalization Area" is
7 confirmed in all respects.

8 SECTION 2. That, the hereinabove described property is
9 hereby declared an "Economic Revitalization Area" pursuant to
10 I.C. 6-1.1-12.1, said designation to begin on the effective date
11 of this Resolution and continue for a one (1) year period. Said
12 designation shall terminate at the end of that one (1) year
13 period.
14

15 SECTION 3. That, said designation of the hereinabove
16 described property as an "Economic Revitalization Area" shall
17 apply to a deduction of the assessed value of real estate.
18

19 SECTION 4. That, the estimate of the number of individuals
20 that will be employed or whose employment will be retained and
21 the estimate of the annual salaries of those individuals and the
22 estimate of the value of redevelopment or rehabilitation all
23 contained in Petitioner's Statement of Benefits are reasonable
24 and are benefits that can be reasonably expected to result from
25 the proposed described redevelopment or rehabilitation.
26

27 SECTION 5. The current year approximate tax rates for
28 taxing units within the City would be:
29

- 30 (a) If the proposed development does not occur, the
31 approximate current year tax rates for this site would
32 be \$9.0138/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$9.0138/\$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$9.0138/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.


SECTION 8. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included in the deduction application. For subsequent years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

SECTION 9. The performance report must contain the following information:

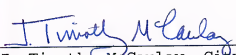
- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.

- 1 C. The total salaries of the employees hired through the
2 end of the preceding calendar year as a result of the
3 deduction.
4 D. The total number of employees employed at the facility
5 receiving the deduction.
6 E. The total assessed value of the real property
7 deduction.
8 F. The tax savings resulting from the real property being
9 abated.

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11 **SECTION 10.** That, this Resolution shall be in full force
12 and effect from and after its passage and any and all necessary
13 approval by the Mayor.
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Member of Council

APPROVED AS TO FORM AND LEGALITY

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J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Henry, seconded by Henry, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 22nd day of August, 19 95, at 2:30 o'clock P.M., E.S.T.

DATED: 7-25-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Henry, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>		<u>1</u>	<u>2</u>
BRADBURY			<u>1</u>	
EDMONDS				<u>1</u>
GIAQUINTA				<u>1</u>
HENRY	<u>1</u>			
LONG	<u>1</u>			
LUNSEY	<u>1</u>			
RAVINE	<u>1</u>			
SCHMIDT	<u>1</u>			
TALARICO	<u>1</u>			

DATED: 8.22-95.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-53-95

on the 22nd day of August, 19 95

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmider
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of August, 19 95, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of August, 19 95, at the hour of 8:15 o'clock P.M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

BILL NO. R-95-07-16

old
8-22

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming resolution
designating an "Economic Revitalization Area" 3120 Congressional Parkway
(MSGC Realty, Inc.)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~(ORDINANCE)~~ (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Handwritten signatures in blue ink: Thomas C. Henry, Mark E. Giaquinta, and others]

[Handwritten signature: J. Brackbury]

DATED: *8-22-95*

Sandra E. Kennedy
City Clerk

ZOHRAE K. TAZIAN, RE. & L.S.
SAM L. FAUST, L.S.

zkTazian

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/434-3232
219/434-3234 FAX

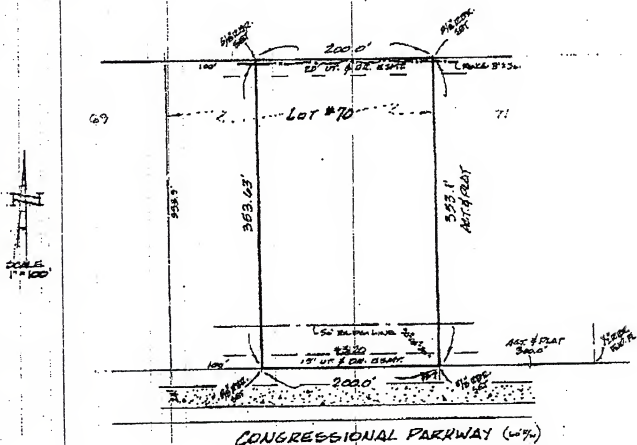
CERTIFICATE OF SURVEY

This document is a record of a survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in all dimensions as shown herein in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

The East 200 feet of Lot #70 in Congressional Industrial Park, Section II, according to the plat thereof recorded in Plat Book "45", pages 26-29 in the Office of the Recorder of Allen County, Indiana.

This property is in Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C0260D, effective Sept. 28, 1990.



SCHEDULE A

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	POLICY NUMBER
T95-2185	March 16, 1995 at 9:26 A.M.	\$51,000.00	THE POLICY NUMBER SHOWN ON THIS SCHEDULE MUST AGREE WITH THE PREPRINTED NUMBER ON THE COVER SHEET 22812 T

1. Name of Insured:
MSGC Realty, Inc.
2. The estate or interest in the land described herein and which is covered by this policy is:

Fee Simple
3. The estate or interest referred to herein is at Date of Policy vested in:

MSGC Realty, Inc.
4. The land referred to in this policy is described as follows:

The East 200 feet of Lot Number 70 in Congressional Industrial Park, Section 11, an addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 45, pages 26-29, in the Office of the Recorder of Allen County, Indiana.

BEING THE SAME REAL ESTATE CONVEYED BY DEED(S):

Ronald E. Huguenard to MSGC Realty, Inc., dated March 15, 1995, recorded March 16, 1995 at 9:26 A.M. as Document Number 95-010633, in the Office of the Recorder of Allen County, Indiana.

DREIBELBISS TITLE COMPANY, INC.

By: Janne M. Boldo
Authorized Officer or Agent/rhs

Issued at: Fort Wayne, Indiana

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE MSGC Realty is requesting a tax abatement which would allow them to construct a new 15,000 square foot Distribution Center.

02-95-07-16

EFFECT OF PASSAGE Will allow for the creation of four (4) full-time positions.

EFFECT OF NON-PASSAGE Project will not take place resulting in lost jobs in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

July 26, 1995

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of July 29, 1995,
in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill R-95-07-13 & R-95-07-14
Economic Revitalization Area

Bill R-95-07-15 & R-95-07-16
Economic Revitalization Area

R-95-07-17 & R-95-07-18
Economic Revitalization Area

R-95-07-19 & R-95-07-20
Economic Revitalization Area

R-95-07-21 & R-95-07-22
Economic Revitalization Area

R-95-07-23 & R-95-07-24
Economic Revitalization Area

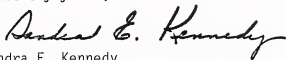
R-95-07-25 & R-95-07-26
Economic Revitalization Area

Page 2
Common Council

Please send us 3 copies of all of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

A handwritten signature in cursive script that reads "Sandra E. Kennedy". The signature is written in dark ink and is positioned above the typed name and title.

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 7

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-95-07-15 AND R-95-07-16)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 7/25/95,
DATE
DESIGNATING PROPERTY AT 3120 Congressional Parkway, Fort Wayne, Indiana
(MSGC Realty, Inc.)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON Tuesday, August 8, 1995, at 5:30 P.M., in the
DATE, TIME & PLACE
Common Council Conference Room 128, City-County Building, One Main
Street, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219) 427-1120, TTY
(219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FM COMMON COUNCIL

(Governmental Unit)

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
 -- number of equivalent lines _____

Head -- number of lines _____

Body -- number of lines _____

Tail -- number of lines _____

Total number of lines in notice _____

COMPUTATION OF CHARGES

44 lines, 1 columns wide equals 44 equivalent lines
 at .33 cents per line

\$ 14.52

Additional charge for notices containing rule or tabular work
 (50 percent of above amount) _____

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 15.52

DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: JULY 29, 19 95

Title:

Clerk

NOTICE OF PUBLIC HEARING
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COMMON COUNCIL

(RESOLUTIONS NO. R-95-07-15 AND R-95-07-16)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 7/25/95, DESIGNATING PROPERTY AT 3123 Congressional Parkway, Fort Wayne, Indiana (MSGC Realty, Inc.

An Economic Revitalization area. A description of this affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 8, 1995, at 5:30 P.M., in the Common Council Conference Room 128, City-County Building, One Main Street, Fort Wayne, IN

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SANDRA E. KENNEDY
CITY CLERK
#906032

7-29

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L. ROHYANS who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

7-29-95

Subscribed and sworn to before me this 29th day of JULY, 19 95

MARY L. ADKISON

Notary Public

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 1997

FM COMMON COUNCIL
(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN

County, Indiana

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(50 percent of above amount) _____

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DATA FOR COMPUTING COST

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I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: JULY 29, 19 95

Title:

Clerk

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FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-95-07-15 AND R-95-07-16)

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IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.

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SANDRA E. KENNEDY
CITY CLERK
#906032

7-29

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State of Indiana)

) ss:

Allen County)

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7-29-95

Subscribed and sworn to before me this 29th day of JULY, 19 95

Notary Public

MARY L ADKISON
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP JUNE 14, 1997

My commission expires: